AGENDA REQUEST

BUSINESS OF THE PLANNING & ZONING COMMISSION CITY OF SUGAR LAND, TEXAS

AGENDA OF: <u>08/26/04</u> DEPT. OF ORIGIN: <u>DEVELOPMENT SVCS</u>. REQ. NO. <u>IV A</u>

PREPARED BY: SABINE A. SOMERS-KUENZEL, AICP, CITY PLANNER

DOUGLAS P. SCHOMBURG, AICP, ASST. CITY PLANNER

SUBJECT: REZONING FOR PROPERTY WITHIN LAKE POINTE TOWN CENTER:

BUSINESS OFFICE (B-O) TO PLANNED DEVELOPMENT (PD) DISTRICT AND PLANNED DEVELOPMENT 1983 (PD) TO PLANNED DEVELOPMENT

(PD) DISTRICT

PROCEEDING: PUBLIC HEARING; DISCUSSION AND DIRECTION

EXHIBITS: VICINITY MAP; DRAFT PD MATERIALS FROM APPLICANT; GENERAL

PLAN; TRACT MAP; APPLICATION; SUGAR LAKES HOA COMMENTS

APPROVED FOR SUBMITTAL:

SABINE A. SOMERS-KUENZEL, AICP, CITY PLANNER

EXECUTIVE SUMMARY

Planned Community Developers (PCD), represented by Mr. Les Newton, are seeking to rezone properties within the approved 184 Acre Lake Pointe Town Center General Plan area. The Lake Pointe Town Center area is located at the north corner of the intersection of US HWY 59 and State HWY 6, and west of Sugar Lakes Drive. The area is located within the boundary of the Fort Bend County Levee Improvement District No. 2., which provides for drainage / detention within the site. The requests before the Commission consist of rezoning properties on the attached Tract Map described as:

• Rezone approximately 41.7 acres of land from Business Office (B-O) and a portion of existing Planned Development (PD) to a PD District consisting of Tracts E-1, E-2, E-3, H, and F for mixed residential uses.

The request involves all of the residential areas shown on the approved General Plan with the exception of Tract G, or the western lobe of the development. The PD request for that tract is pending.

PUBLIC HEARING

The Notice of Public Hearing was published in a newspaper of general circulation as required by state law. All property owners and potentially affected interests within 200 feet of the proposed site were notified. The notice of public hearing was posted on the City of Sugar Land's internet home page, and a courtesy notification sign was placed on the property indicating that a Public Hearing would be held. At the time of this report, the Planning Division has received 10 information inquiries regarding the rezoning request. Most of the issues and concerns focused on the transition area between the existing and proposed single family developments with particular concern for buffering, total height (from finished ground elevation) of new buildings, landscaping, bulkheads, other future improvements, and future maintenance of the common reserves abutting the creek. The Sugar Lakes Home Owners' Association submitted a consolidated list of comments from the Board. At the time this staff report was prepared, it was not certain that all of the comments had been addressed to the satisfaction of the Board.

GENERAL SITE INFORMATION

Subject Properties (North of Levee)	Business Office (B-O) Planned Development (PD) District (1983)
Adjacent Zoning	Planned Development (PD) District (1983, Business Office (B-O) District, and General Business (B-2) District, and Standard Single Family Residential (R-1) across Oyster Creek
Adjacent Land Use	Fluor Corporation Office Complex , Vacant Land, and Single Family Residential to the north across Oyster Creek

STAFF ANALYSIS:

Property Zoning and Development History:

The Lake Pointe Town Center property is located entirely in the City of Sugar Land corporate limits and was annexed into the City of Sugar Land in 1982. In February of 1983, the City Council approved Ordinance No. 397 which permanently zoned approximately 338 acres owned by the Fluor Corporation to Planned Development (PD) District, General Business (B-2) District, and Local Business District (Obsolete B-1 from 1982 Zoning Ordinance). The old B-1 area and a portion of the B-2 area located on the eastern section of the property, immediately north of the FBC LID No. 2 Levee, were subsequently zoned Business Office (B-O) at the time of the adoption of the Development Code by Ordinance No. 1063 in 1997. Those properties have remained in that designation since 1997. According to City records, the 1983 Planned Development District has never been amended. Although the Final Development Plan adopted with the PD indicates additional office, parking, and building footprints, the PD area has not experienced

additional development since the Fluor Corporation Complex was built in the mid-1980's. Most of the subject property is currently zoned B-O, with the acreage contained in Tract H and a small portion of Tract F zoned PD.

Lake Pointe Town Center General Plan and Development Agreement:

In 2004, Planned Community Developers (PCD) submitted a General Land Plan for the remaining 184 acres of undeveloped property within the Fluor Complex and surrounding areas. The Planning and Zoning Commission reviewed and recommended approval of the Lake Pointe Town Center General Plan on February 26, 2004, and the City Council approved the General Plan on March 8, 2004. During the approval process, a contingency was recommended by staff that rezonings would need to be requested in order to fully develop the property according to the layout illustrated on the General Plan. The rezoning request before the Commission is in accordance with that contingency.

Planned Community Developers also submitted a Development Agreement to the City that set forth certain requirements, standards, and agreements between PCD and the City of Sugar Land. The Lake Pointe Town Center Development Agreement, approved by the City Council on March 8, 2004, established a basis for conceptual land use categories for future rezoning proposals. Specifically, Article II, GENERAL PLAN AND LAND USE, Section 2.02 indicates that:

"The latest General Plan approved by the City reflects City Council intent and policy direction for establishing zoning districts on the property. The City agrees to the extent allowed by law that it will not zone the property in a manner inconsistent with the latest approved General Plan."

This request is consistent with the agreement as to acreage and general uses shown on the approved General Plan.

Key Details of Lakepointe Residential Planned Development (PD) District:

City of Sugar Land Development Code PD Statement of Intent: Chapter 2, Zoning, Part 16 Planned Development Districts, Sec. 2-172. Intent.

"The planned development district allows for a development containing uses or a combination of uses in a design that would not otherwise comply with the regulations of the primary zoning districts, but does provide an overall design, increased Open Space, or other features or amenities that results in a superior development or offer special benefits to the community. A planned development district may not be used for the primary purpose of avoiding the zoning regulations applicable to the primary zoning districts."

Intent Statement from Lakepointe- Town Center-Residential No. 1 Draft Materials:

"That the purpose of this ordinance is to allow the design of a waterfront urban village providing distinctive gated communities of patio homes, villas, townhomes and condominiums for Sugar Land's maturing population. It is anticipated that the overall design will result in a superior development that maximizes the private and public enjoyment of Brooks Lake and Oyster Creek in a pedestrian-oriented

community located in close proximity to office work centers, medical and professional services and retail and restaurants. The densities, which in some cases exceed densities allowed in primary zoning districts, are essential to the design intent which calls for smaller yards requiring less maintenance, closer proximity to neighbors and amenities to encourage walking, and buildings of greater vertical scale to provide unique urban streetscapes in a prime suburban location." (From Draft Materials by Applicant resub. 8/16/04)

Alternate Standards

The purpose of a PD in achieving a superior development that benefits the community is to grant flexibility in certain areas by specifically listing alternate standards. Any standards that are not specifically listed default to the Development Code standards that correspond to each land use. In addition to requesting a mix of residential uses, the applicant is requesting alternate standards for bulk standards (building heights, lot sizes/dimensions, setbacks, coverage, etc.), streets, landscaping, open space, sidewalks, building materials, and signage.

The applicant is requesting the following alternate standards that result in an urban density (from Draft Materials by applicant resubmitted 8/16/04):

TRACT F: (26.4 acres)

Zero Lot Line Patio Home-	Patio Home with Front Load or Side Load Garage

Streets- Proposed to be private w/ potential for gating

Min. Lot Area- 4,000 sq. feet

Min. Lot Width- 50' (60' for corner lots)

Min. Lot Depth- 75'
Max. Lot Coverage- 80%

Max. Ht.- 3 stories or 45'

Min. Front Yard- 15'or 0' w/ 15' landscape reserve (front of build. to curb)

Min. Rear YardMin. Sides
10' or 20' (backing to Creek Bend)
0' to 7' w/total of both sides 7' or greater

Min. Side on Private St.- 18' to Curb

Max. Density to Acre-

Special Regulation- For any use in Tract F, the minimum side or rear yard

adjacent to Oyster Creek shall be 10 feet, which is in addition to the 20' maintenance easement which falls

outside the lot.

Zero Lot Line Villa- Villa with Front Load or Side Load Garage

Streets- Proposed to be private w/ potential for gating

Min. Lot Area- 5,600 sq. feet

Min. Lot Width- 70'
Min. Lot Depth- 80'
Max. Lot Coverage- 80%

Max. Ht.- 3 stories or 45'

Min. Front Yard- 15' or 0' w/ 15' landscape reserve (front of build. to curb)

Min. Rear Yard- 20' or 10' (backing to Oyster Creek)

Min. Sides- 0' to 10' w/total of both sides 10' or greater

Min. Side on Private St.- 20' to Curb

Max. Density to Acre-Special Regulation8

For any use in Tract F, the minimum side or rear yard adjacent to Oyster Creek shall be 10 feet, which is in addition to the 20' maintenance easement which falls outside the lot.

TRACTS E-1, E-2, & E-3: (12.5 acres)

Townhomes-

Min. Lot AreaMin. Lot WidthN/A
Min. Lot DepthN/A
Max. Lot Coverage90%

Max. Ht.- 3 stories or 45'

Min. Front Yard- 10' to curb (front load) or 10' to curb for rear load or 20'

on Lake Pointe Parkway

Min. Rear Yard- 10'

Min. Side Yard- 0'-attached on 2 sides, - 10' attached on 1 side

Min. Side on St.- 10' to Curb

Max. Density to Acre-

Special Regulation- Townhomes shall have a minimum 10' between principal

buildings and min. 10' open space around each building and Townhome stoops or bay windows may encroach up to 5' past front building line, provided that such protrusions do not extend for more than 33% of the linear frontage of

the front elevation of the building.

Tracts Allowed- E-1, E-2, and E-3

Live/Work Townhomes-

Min. Lot AreaMin. Lot WidthN/A
Min. Lot DepthN/A
Nax. Lot Coverage90%

Max. Ht.- 4 stories or 53'

Min. Front Yard- 10' to curb or 10' to curb or 20' on Lake Pointe Parkway

Min. Rear Yard- 10'

Min. Side Yard- 0'-attached on 2 sides, - 10' attached on 1 side

Min. Side on St.- 10' to Curb

Max. Density to Acre-

Special Regulation- Townhomes shall have a minimum 10' between principal

buildings and min. 10' open space around each building and Townhome stoops or bay windows may encroach up to 5' past front building line, provided that such protrusions do not extend for more than 33% of the linear frontage of

the front elevation of the building.

Tracts Allowed - Only Allowed on Tracts E-1 and E-3

(Additional information regarding Live/Work Townhomes contained within this report)

Brownstones- Rear Load Only

Min. Lot Area- 1,050
Min. Lot Width- N/A
Min. Lot Depth- N/A
Max. Lot Coverage- 80%

Max. Ht.- 4 stories or 53'

Min. Front Yard- 10' to curb or 10' to curb or 20' on Lake Pointe Parkway

Min. Rear Yard-

Min. Side Yard- 0'-attached on 2 sides, - 10' attached on 1 side

Min. Side on St.- 10' to Curb

Max. Density to Acre-

Special Regulation- Brownstones shall have a minimum 10' between principal

buildings and min. 10' open space around each building and Brownstone stoops or bay windows may encroach up to 5' past front building line, provided that such protrusions do not extend for more than 33% of the linear

frontage of the front elevation of the building.

Tracts Allowed- E-1, E-2, and E-3

Condominums-

Min. Lot AreaMin. Lot WidthMin. Lot DepthMax. Lot CoverageMax. Ht.
N/A

N/A

75%

10 stories

Min. Front Yard- 25' to curb or 10' if abutting public trail easement or 40'

on collector streets

Min. Rear Yard- 0'

Min. Side Yard- 25' -10' if abutting public trail easement

Min. Side on St.- 25' to Curb

Max. Density to Acre-

Special Regulation- Condominiums shall have a minimum 25' between

principal buildings and min. 25' open space around each

building.

Tracts Allowed- E-1

TRACT H: (2.59 acres)

Condominiums-

Min. Lot Area- N/A
Min. Lot Width- N/A
Min. Lot Depth- N/A
Max. Lot Coverage- 75%
Max. Ht.- 10 stories

Min. Front Yard- 25' to curb or 10' if abutting public trail easement or 40'

on collector streets

Min. Rear Yard-

Min. Side Yard- 25' -10' if abutting public trail easement

Min. Side on St.- 25' to Curb

Max. Density to Acre-

Special Regulation- Condominiums shall have a minimum 25' between

principal buildings and min. 25' open space around each

building.

Tracts Allowed- H

In addition to the bulk standards listed above, the applicant is requesting the following mix of uses: (From Draft Materials by applicant resubmitted 8/16/04)

"Section 4. Land Use Regulations. That Exhibit D establishes the list of residential uses permitted in the PD, and provides the regulations for each respective use. Tract F will be restricted to Zero-Lot Line Patio Home/Villa uses only. The Brownstone and Townhome uses are allowed only on Tracts E-1, E-2, and E-3. The Condominium uses are allowed only in Tracts E-1 and H. Live/Work Townhome use is allowed only in TractsE-3 and the portion of Tract E-1 included in Exhibit C-2 which lies immediately west of Tract E-3. A Live/Work Townhome is a two to four story residence in which all or part of only the ground floor may be used for a business that is open to the public. The remainder of the premises must be used as the primary residence of the business owner/operator. Business uses allowed in the Live/Work Townhomes are listed by Standard Industrial Code on Exhibit E."

Draft Exhibit E

Allowable Non-residential Land Uses In Live/Work Townhomes Classified by Standard Industrial Code, Major Groups For Lake Pointe Town Center

SIC Code #472	Arrangement of Passenger Transportation
Major Group 59	Miscellaneous Retail, excluding Industry Group 598
Major Group 64	Insurange Agents, Brokers, & Services
Major Group 65	Real Estate
Major Group 67	Holding and other Investment Offices
Major Group 72	Personal Services, excluding Industry Groups 721 and 726
Major Group 73	Business Services
SIC Code #763	Watch, Clock, and Jewelry Repair
Major Group 80	Health Services
Major Group 81	Legal Services
Major Group 82	Educational Services
Major Group 83	Social Services
Major Group 85	Membership Organizations
Major Group 87	Engineering & Management Services
Major Group 89	Services, NEC
Major Group 91	Executive, Legislative, and General
Major Group 93	Finance, Taxation, and Monetary Policy
Major Group 94	Administration of Human Resources
Major Group 96	Administration of Economic Programs

The PD also includes alternate standards within the development as follows (from Draft Materials by applicant resubmitted 8/16/04):

Private Streets:

The proposed Patio Home/Villa area shown on Exhibit D will be gated with paved sections and ROW's reduced to 25 feet. The cul-de-sac streets will not be subject to a maximum length or maximum number of lots.

Parking:

On-street parking will be prevalent and will count toward on-site parking requirements. A parking requirement for the Live/Work Townhomes is proposed as a ratio of 1.5 spaces per 1,000 square feet of business use area in the townhome.

Building Materials:

Residences will be constructed with masonry and/or glass material covering at least 50% of each exterior elevation.

Landscaping:

Residential uses in the PD (excluding condominiums) will allow substituting ornamental trees for the typical shade tree requirement.

Signage:

Uses within the PD will conform to the residential signage regulations of the City. Signage for the business uses within the Live/Work Townhomes will follow the Mixed Use Conservation District regulations.

Open Space:

(From Draft Materials by Applicant resub. 8/16/04)

Open space reserves will be landscaped, and in some cases, may include sidewalks, trails and benches. All open space reserves will be maintained by the homeowners' association.

COMPREHENSIVE PLAN REFERENCES:

The City of Sugar Land Comprehensive Plan consists of 1) Goals, Objectives, and Strategies, 2) Design Guidelines, 3) a Land Use Plan, 4) the Economic Development Plan, and 5) other development policies previously adopted by the City of Sugar Land. State law authorizes review for conformance of zoning decisions with local comprehensive plans. Chapter 2, Zoning, Section 2-3 of the City of Sugar Land Development Code indicates the following:

"It is the intention of the City that these zoning regulations implement the policies adopted for the City, as reflected in the comprehensive plan. All zoning amendments must conform to the comprehensive plan."

Goal One / Safe and Beautiful City:

Preserve and enhance a beautiful city that is clean, safe, and aesthetically pleasing; a city that will foster pride and appeal to our citizens, corporate community, and visitors.

Goal Two / Economically Sustainable City:

Promote a vibrant, diversified economy that enhances the quality of services while maintaining a competitive tax rate.

Goal Three / Effective Land Use:

Achieve a balanced and orderly use of land that will preserve and enhance the quality of life within Sugar Land while developing a diverse and sustainable city.

Goal Four / Transportation and Mobility:

Provide a multi-modal transportation system that economically accommodates the convenient, efficient, and safe movement of people and goods while working to maintain neighborhood integrity.

Goal Nine / Parks, Recreation, Leisure, and Open Space:

Provide a park system that meets the total recreation and leisure needs of the community. Identify, protect, and preserve open spaces and critical natural areas.

Goal Thirteen / Planning for the Future:

Continue to refine and expand the vision of Sugar Land as a dynamic guide for the future.

DEVELOPMENT REVIEW COMMITTEE ACTION:

The Development Review Committee has reviewed the Lakepointe-Town Center Residential No.1 Planned Development (PD) District proposal. Comments were sent to Planned Community Developers (PCD) on July 16, 2004, and PCD responded with a resubmittal received August 16, 2004 that is being evaluated at the time of the writing of this report. Any additional restrictions or requirements that should be required and attached to the ultimate PD ordinance will be forwarded to the Commission during Consideration and Action.

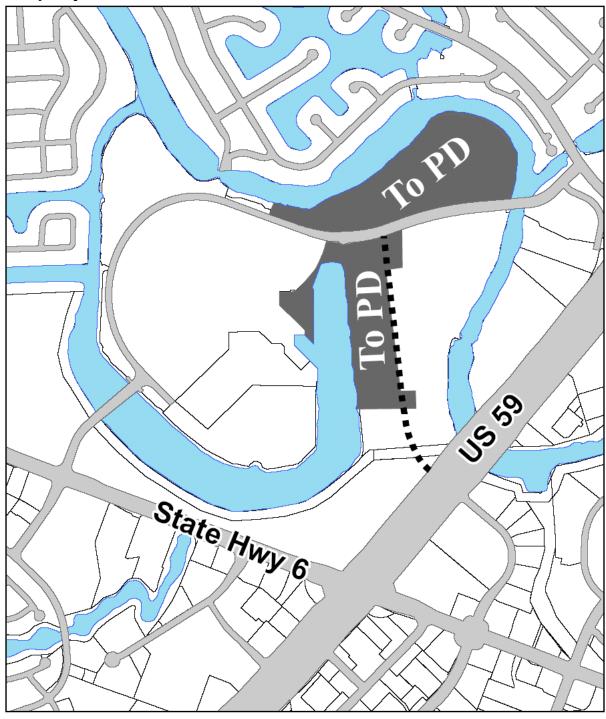
Platting, construction infrastructure plans, and site plans for commercial development must be approved prior to construction of any improvements.

RECOMMENDED ACTION:

Conduct a Public Hearing in accordance with the requirements of Chapter Two, City of Sugar Land Development Code and State Law; Review and discuss and provide direction regarding additional materials the Commission will need to make an ultimate recommendation.

cc: Les Newton, Planned Community Developers <u>lesn@pcdltd.com</u> File No. P0002068

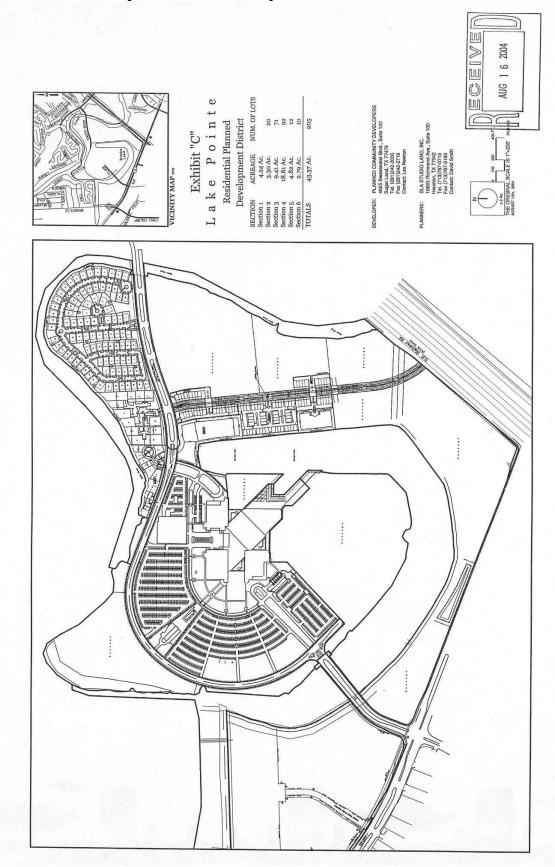
Vicinity Map:



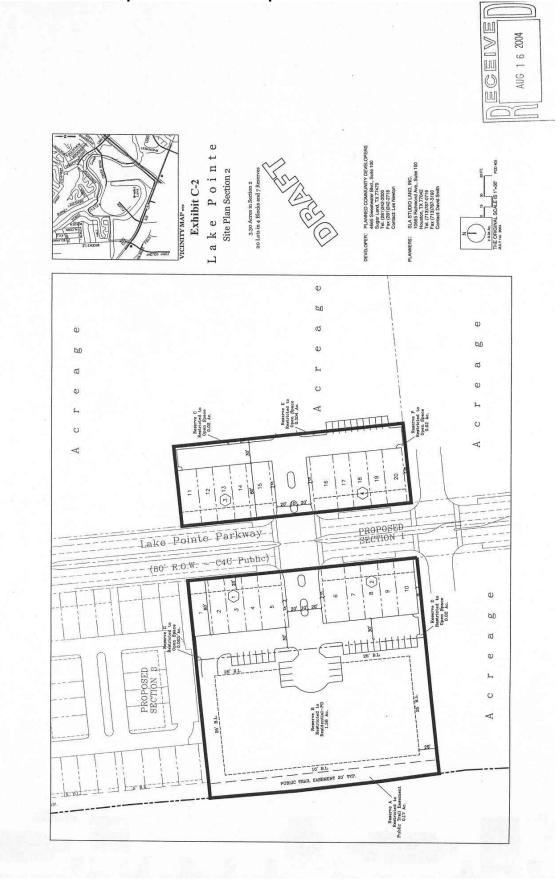
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Lake Pointe Town Center General Plan Planned Development Amendment and Expansion

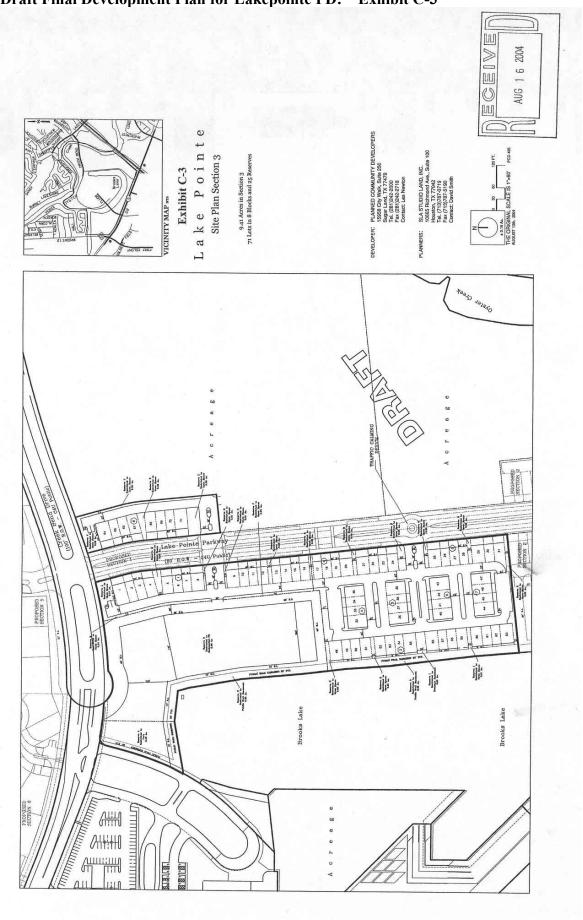
Draft Final Development Plan for Lakepointe PD: "Exhibit C"



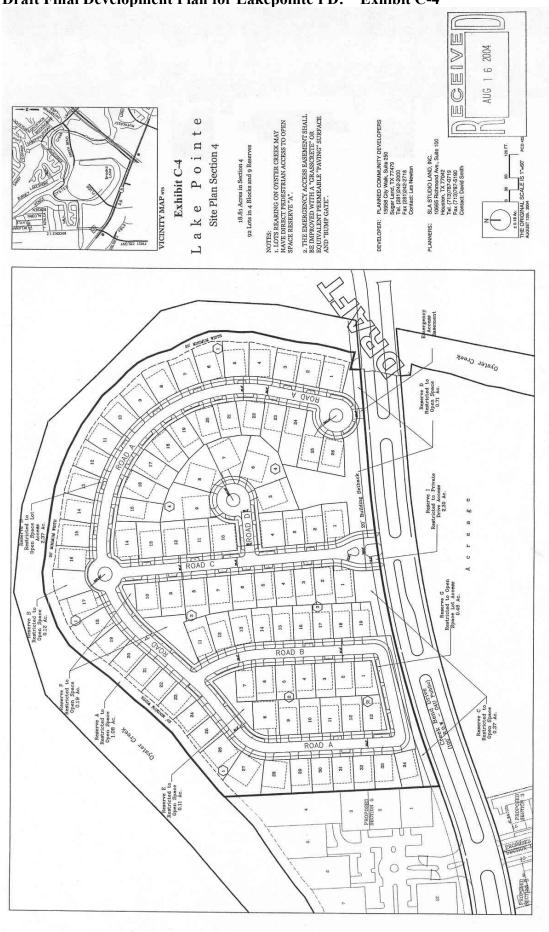
Draft Final Development Plan for Lakepointe PD: "Exhibit C-2"

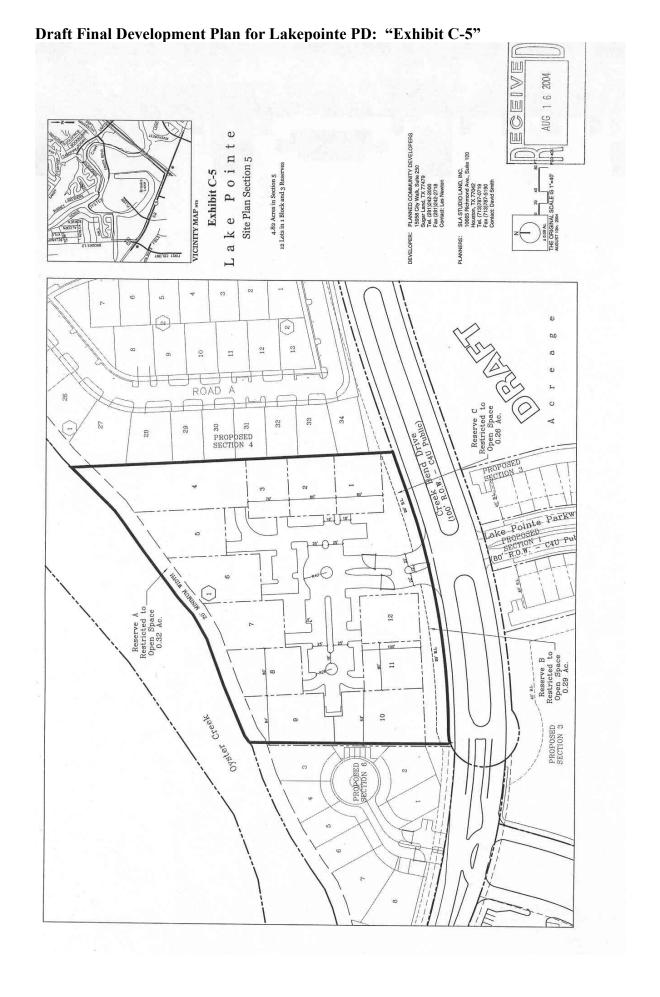


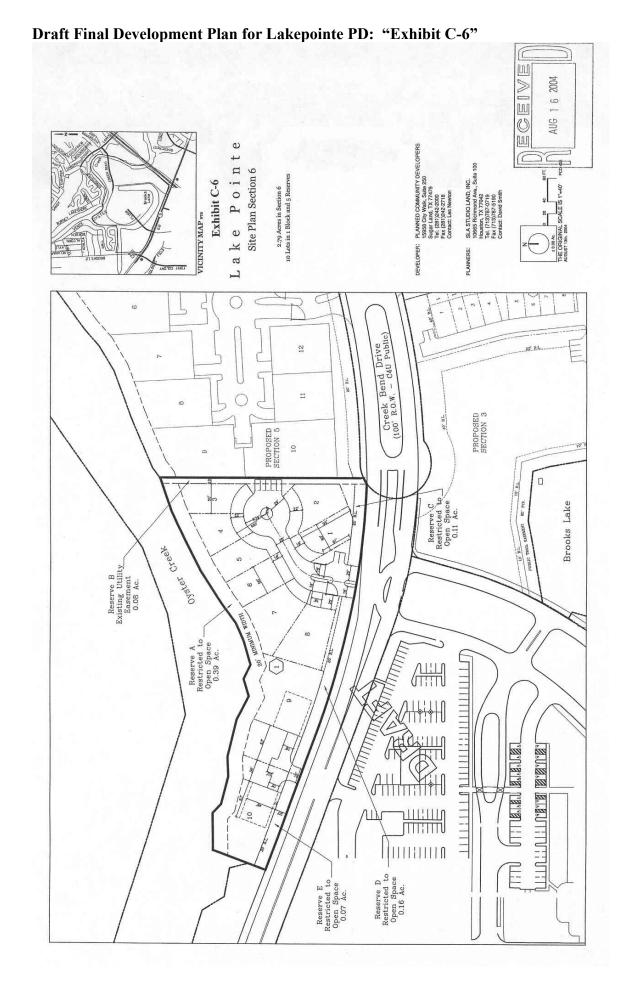
Draft Final Development Plan for Lakepointe PD: "Exhibit C-3"



Draft Final Development Plan for Lakepointe PD: "Exhibit C-4"

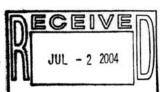






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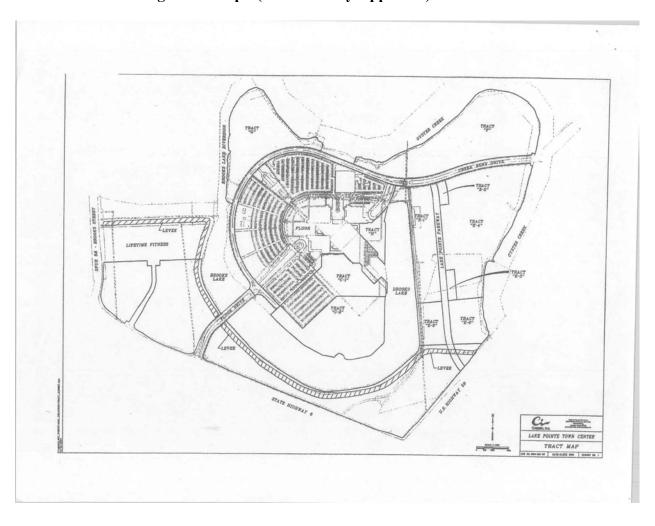


CURRENT PLANNING DIVISION

CONDITIONAL USE PERMIT OR REZONING APPLICATION
Please type or print the following information

Applicant Contact Les A. Newton/Planned Community Developers, Ltd.
Address 15958 City Walk, Suite 250 Sugar Land, Texas 77479
Phone /81-747-7000
Email lesn@pcdltd.com Fax 281-242-2718
Owner
Contact Les A. Newton/Lake Pointe Town Center, Ltd.
Address 15958 City Walk Suite 250 Sunant 1
Phone 281-242-2000 Fax 281-242-2718
Property Legal Description Lake fourte Touncenter See Attached XX Lot Block
Lot See Attached XX
Subdivision
Current Zoning District See Attached Proposed Zoning District, if applicable See Attached
If this is a CUP and itself
new building existing building
Proposed Use (CUP only)
This is to certify that the information on this form is COMPLETE, TRUE, and CORRECT and the undersigned is authorized to make this application. This application expires six months from the date stamped as received by the Planning Department if no action has been taken by the Planning and Zoning Commission on this request X Signature of Applicant
Three (3) copies of the completed application Check for \$400 (non-refundable) Metes and bounds of the site and county slide number of plat, if recorded property to be rezoned, including a vicinity map and north arrow on each copy CUP including traffic circulation, parking, plan of operation, and other pertinent information including owner and applicant
Please note: A courtesy notification sign w ill be placed on the subject property public hearing process and w ill be removed w hen the case has been processed. S:\Public\DRC\ADMIN\APPLICATIONS\Current CUP & Rezoning Application 2001

Lake Pointe Rezoning Tract Map: (Submitted by Applicant)



Supplement Information from Applicant:

Lake Pointe - Town Center

Proposed Rezoning Legal Descriptions



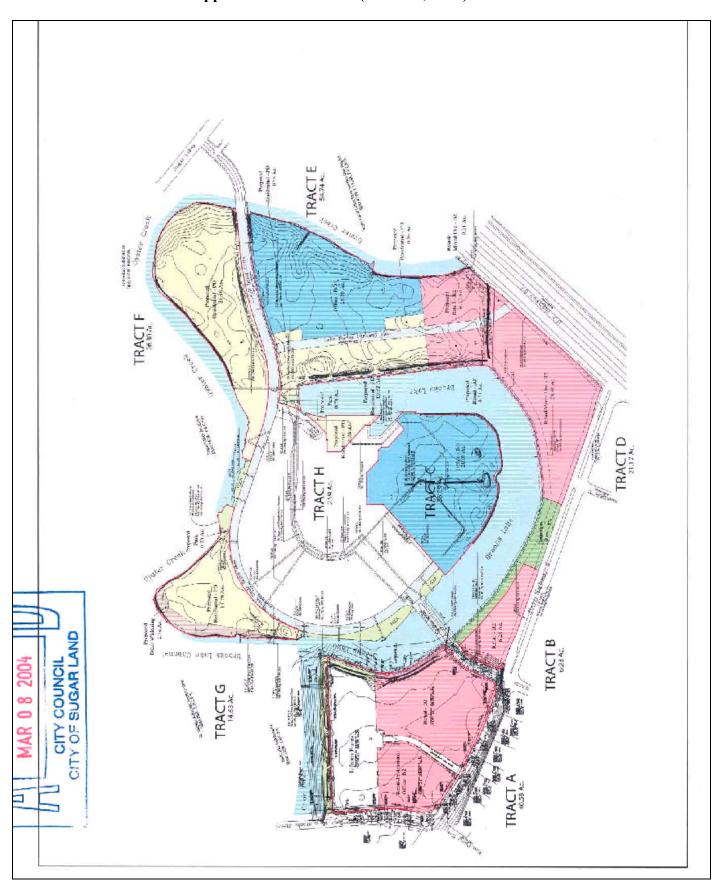
PD ORDINANCE REZONING REQUEST						
General Plan Tract	Part of Plat Tract #	Acres	Current Zoning District	Proposed Zoning District		
H	8	2.5930	PD ('83)	PD		
F	1	26.4600	B-O	PD		
E-1	2	10.9784	B-O	PD		
E-2	2	0.7252	B-O	PD		
E-3	2	0.9369	В-О	PD		

NOTES:

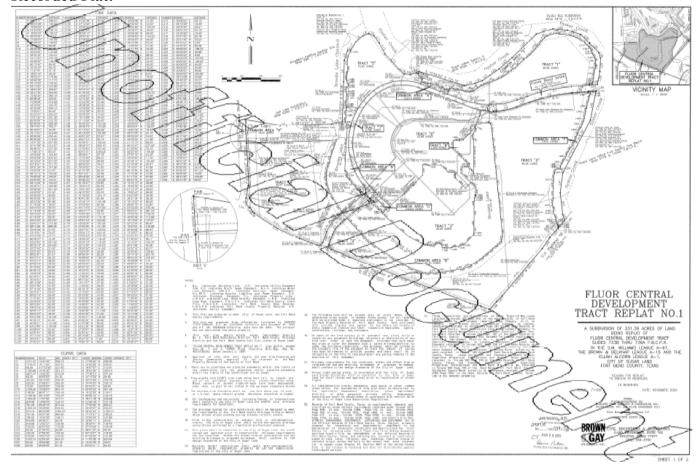
1) Subtotal for new residential PD is 41.7 acres.

E\SHR_DATA\Lake Pointe\Rezoning\Proposed Rezoning Legal Descriptions 7-1-04.doc

Lake Pointe Town Center Approved General Plan (March 8, 2004):



Recorded Plat:



LEGAL DESCRIPTION:

THIS REZONING AFFECTS ACREAGE WITHIN TRACTS 1, 2, 7 AND 8, OUT OF FLUOR CENTRAL DEVELOPMENT TRACT REPLAT NO. 1, A REPLAT OF FLUOR CENTRAL DEVELOPMENT TRACT SLIDES 733b THRU 736a F.B.C.P.R., FORT BEND COUNTY PLAT RECORDS SLIDE NO.'s 2427 A and 2427 B AS RECORDED ON FEBRUARY 25, 2003

Lake Pointe Town Center 8/5/04 Proposed Final Development Plan-PD Residential areas Sugar Lakes HOA comments

1.Live/work Town homes.

The information provided publicly to Sugar Lakes and other residents of Sugar Land, which resulted in approval by City Council of the Lake Pointe General Plan, included assurances that the Residential PD areas would be limited to residential uses, and would exclude rental units (i.e. apartments) and other commercial uses. The proposed Live /work concept, with businesses open to the public on the ground floor and residential on top, is a direct violation of these assurances.

The term "Live/Work" implies an arrangement in which an artisan, such as a painter, lives in a house with a studio and having infrequent visitors. But this is not what is being proposed. Instead (a) the proposal fails to require that the resident and the business operator be the same individual, and (b) based on the type of permitted businesses (real estate & insurance brokers, watch repair shops etc.), it is almost certain that the residences would be rental units.

These commercial uses were not mentioned, either in writing or verbally, when City Council recently approved the use of parallel parking for the exclusive use of visitors along Lake Pointe Blvd. The frequent, in and out, retail and other commercial traffic would likely result in significant volumes of additional traffic along Sugar Lakes Dr., particularly on the portion between Creek Bend and Hwy 59.

2.Condo height

The General Plan presentations to the public featured Condos with parking on the bottom and 5/6 stories above. The proposed Condos now show a maximum height of 10 stories, without any footage limitation. Footage limitation for the 2 Condos buildings need to be included, in a similar fashion as the developer as proposed for the other residential categories. It would be helpful, for comparison purposes, to apply the formula used to determine the maximum height of office buildings constructed adjacent to residential uses, to the Condo buildings.

3. Reserve along Oyster Creek.

In addition to staff's comments/questions regarding the 20 ' reserve along Oyster Creek, the developer should also provide information on plans for bulkheads, fencing, jogging path route and landscaping.

4. Building design/orientation.

Insure that the design and orientation of the Patio homes/villas (max. height of 45' / 3 stories) along Oyster Creek and the Condo buildings serve to preserve the privacy of the homes in Sugar Lakes.

5. Minimum square footage.

Square footage minimums for all residential categories, except condos, should be specified and required in the deed restriction, and should be at least equal to the minimums on the Sugar Lakes side of Oyster Creek. FYI, Sugar Lakes HOA's minimum square footage along Oyster Creek are as follows:

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Oyster Bay (O lot section)-one story- 1600 sq. ft. min.

-two stories- 1800 " " "

Sugar Lakes (Section 4) -one story- 2200 " " "

-two stories- 2600 " " "
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In addition, specify that the deed restrictions limit the PD residential usage to single family residences only. These provisions would be similar to the requirement in Section 5 of the draft Final Development Plan ordinance that requires that the deed restrictions provide for adequate funding to maintain the proposed private streets.

6. Misc.

- (a) Specify that the permitted uses in Tract F are limited to Patio homes/villas.
- (b) Specify the maximum # of units in the 2 Condo buildings.
- (c) The proposed Final Development Plan indicates that Condos could be built in Tracts E-2 and E-3. Based on the small acreage of these tracts, is this likely?
- (d) Tract G, which is also classified as PD- Residential, is not included in the submitted proposal. What are the plans for this tract?
- (e) It would be useful to have an additional table comparing tracts in the General Plan with those proposed in the Final Plan. See attached.

PΠ	residential	Araac_l	aka	Pointa	Town	Cantar	
-D	residential	ALEAS-I	ake	Conne	LOWI	Cemer	

8/5/2004

General	Final	PD residential Areas-Lake Pointe Town Center						Certiei
Plan Tract #	Plan Exhibit #	Acreag	e/	# of lots/ units		Density		Permitted uses
E-1		3 2	6.06	5	48 10		9.57	Brownstone Townhome Condos Live/work
	2 & 3	Condos (2 bldgs 4.46 ac	s)	72-150		16.2-33.	6	
	SubtotalE-	1	10.52	2 130-208		12.4-19.	8	
E-2		3	0.65	5	8		12.31	Brownstone Townhome Condos
E-3		2	0.94	1	10		10.64	Brownstone Townhome Condos Live/work
F		4 5 6	18.81 4.89 2.76	9	92 11 10		2.25	Presumably Patio home/ Villa (not in draft)
	Subtotal F		26.46	3	113		4.27	•